



Representative Photo

Nampa, ID (Boise MSA)

El Pollo Loco

Low-Rent 20 Year Ground Lease



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Idaho Broker #CO50030



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Construction Progress
as of 8.15.2026



Subject Property

El Pollo Loco

El Pollo Loco

209 1st Ave S, Nampa, ID 83651 ➔

PRICE: **\$2,268,000** CAP RATE: **4.85%**

NOI	\$110,000
LEASE TYPE	Ground Lease (NNN)
LEASE TERM	20 Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	2,050 SF
LAND AREA	0.52 AC



New 20-Year Low-Rent Ground Lease in the Boise MSA

This new construction El Pollo Loco ground lease in Nampa, Idaho, is situated in one of the **fastest-growing communities in the Boise MSA**. The restaurant is expected to **open in early October 2026** and benefits from a strong surrounding retail corridor, positioned **near Idaho's second highest-trafficked Fred Meyer**, adjacent to a McDonald's ranking in the **top 8% nationally for foot traffic**, and directly across from the second most-trafficked Burger King in Idaho, according to Placer.ai.



The Offering

- New 20-year ground lease features 10% rental increases every five years throughout the base term and option periods
- Excellent Fundamentals – Hard-corner location at a signalized intersection with multiple points of ingress/egress and low replacement rent
- The franchisee has executed a supplemental lease guaranty providing for additional credit support (Contact listing broker for further details)

About the Tenant

- El Pollo Loco operates more than 500 restaurants across the United States
- El Pollo Loco continues to expand its footprint, with the company targeting approximately 18–20 new restaurant openings during fiscal 2026
- The franchisee has operated El Pollo Loco restaurants for approximately 25 years, providing established operating experience within the brand

Market Highlights

- Nampa's population increased approximately 20% between 2020 and 2025 to more than 120,000 residents, reinforcing the city's position as a major growth market within the Boise MSA
- The property is positioned within a heavily trafficked Nampa retail corridor near Tractor Supply, Fred Meyer, McDonald's and other national retailers, providing strong daily-needs traffic and consumer draw
- Per the Census, Nampa generated more than \$3.35 billion in retail sales in 2022, reflecting the city's growing population and expanding regional consumer base

		CURRENT
Price		\$2,268,000
Capitalization Rate		4.85%
Building Size (SF)		2,050
Lot Size (SF)		0.52
Scheduled Rent		\$110,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$110,000

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	El Pollo Loco
Lease Signed By	Enkay Ventures, Inc.
Lease Type	Ground Lease (NNN)
Lease Term	20 Years
Rent Increases	10% Every 5 Years
Rent Commencement	Est. October 2026
Options	Four, 5-Year
Year Built	2026
Expenses	
CAM	Tenant Pays Directly
Property Taxes	Tenant Pays Directly
Insurance	Tenant Pays Directly
Utilities	Tenant Pays Directly
HVAC	Tenant Pays Directly
Repairs & Maintenance	Tenant Pays Directly
Roof & Structure	Tenant Pays Directly

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
El Pollo Loco	2,050	Year 1	Year 5	\$110,000	\$9,167	\$110,000
	10% Increase	Year 6	Year 10		\$10,083	\$121,000
	10% Increase	Year 11	Year 15		\$11,092	\$133,100
	10% Increase	Year 16	Year 20		\$12,201	\$146,410
	Option 1	Year 21	Year 25		\$13,421	\$161,051
	Option 2	Year 26	Year 30		\$14,763	\$177,156
	Option 3	Year 31	Year 35		\$16,239	\$194,872
	Option 4	Year 36	Year 40		\$17,863	\$214,359
TOTALS:	2,050			\$110,000	\$9,167	\$110,000

**Note: The property generates an additional \$1,000 in annual rent from a billboard lease with Meadow Outdoor Advertising. The lease expires in November 2029 and includes two, 20-year extension options. Billboard rent is not included in NOI.*

LEGEND

Property Boundary

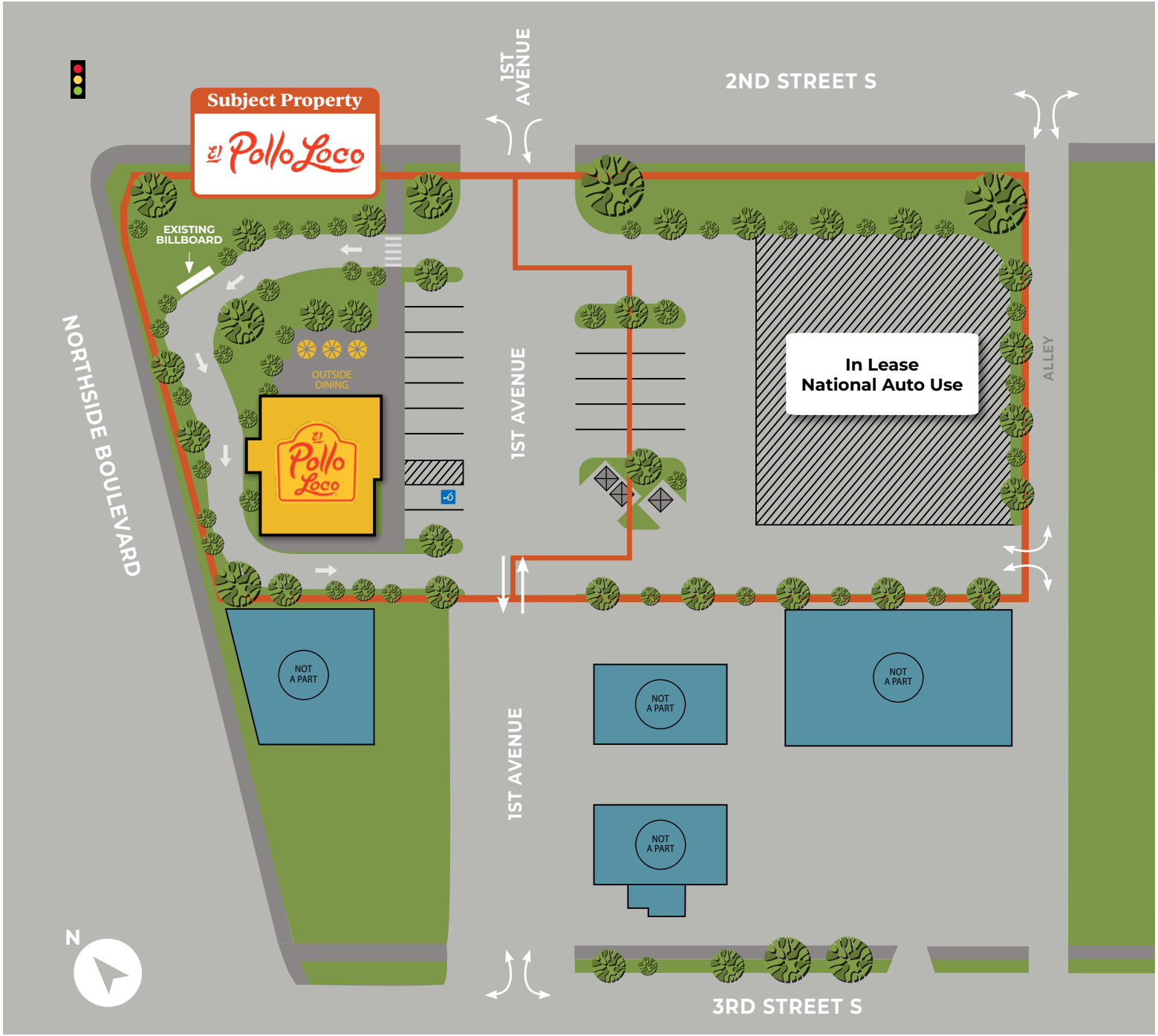
2,050
Rentable SF

0.52
Acres

14
Parking Spaces



Egress





\$473 Billion

TOTAL REVENUE (FY 2025)

500+

LOCATIONS IN 7 STATES

El Pollo Loco

Traditional Mexican Flavors, New California Inspiration

About the Franchisee

- Tan Karmani and his team have 25+ years of experience operating El Pollo Loco locations
- The operator was recently awarded Idaho development rights with a five-store commitment across the Boise market
- The group recently opened the brand's [Meridian location](#) to significant local media coverage and strong market reception

Overview

- Founded in 1980 in Los Angeles, El Pollo Loco (Nasdaq: LOCO) has grown into the nation's leading fire-grilled chicken restaurant known for integrating the culinary traditions of Mexico with the healthier lifestyle
- The company operates over 500 domestic restaurants, including 175 company-operated and 328 franchised locations across California, Nevada, Arizona, Texas, Utah, Louisiana, and Colorado
- More than 86,000 California residents relocated to Idaho between 2021 and 2024, equivalent to over 4% of Idaho's current population, creating a substantial consumer base with existing familiarity and affinity for the El Pollo Loco brand
- As of December 25, 2024, approximately 86 percent of franchised restaurants were owned and operated by franchisees with more than 20 years of experience with the brand
- Additionally, company-operated restaurants generated average annual sales of approximately \$2.3 million per restaurant and achieved restaurant-level contribution margins of 17.4% in 2024

[TENANT WEBSITE](#) ➤





Lone Star
Middle School

Willow Creek
Elementary
School

Elevate Academy
Nampa

Nampa Christian
Schools Elementary



20,550 VPD

SalonCentric



AT&T

TRACTOR
SUPPLY CO

Fred Meyer

HOMES
OF IDAHO

DAVE'S
LOCK SHOP

Subject Property

El Pollo Loco

In Lease
National
Auto Use

DOLLAR TREE



34,685 VPD

NORTHSIDE BOULEVARD

2ND STREET SOUTH

BURGER
KING

MOUNTAIN
AMERICA
CREDIT UNION

Located in the greater Boise MSA

34,685

COMBINED VEHICLES PER DAY
AT THE INTERSECTION

18%

POPULATION GROWTH
OVER 5 YEARS

0.5 Miles

TO DOWNTOWN NAMPA

Immediate Trade Area | 11



Walmart
Supercenter
amazon

H
Saint Alphonsus
Medical
Center - Nampa

WinCo Foods JCPenney
Freddy's D2 TRAINING
POPEYES SKY ZONE
Terry Jones JJ Starbucks Panda Express

Nampa Municipal
Airport

Endeavor
Elementary

Park Ridge
Elementary School

TOYOTA NISSAN SUBARU
CHRYSLER
Ford Jeep
HYUNDAI RAM

ROCKY MOUNTAIN
STEEL

PLATT

Pizza Hut Wendy's TACO BELL
McDonald's SUBWAY

21,928 VPD

HONDA

FAMILY DOLLAR

Little Caesars

usbank

WELLS FARGO

CINTAS
READY FOR THE WORKDAY

USPS.COM

AutoZone

americola

TERRY REILLY

OneMain
Financial

DERMATOLOGY CENTER
of Canyon County

PRIMARY
Electric
SUPREME
EQUIPMENT

LAUREY'S

SUBWAY

Nampa
City Hall

ICCU

Subject Property
Pollo Loco

In Lease
National
Auto Use

BURGER KING

BUSINESS
LOOP
84

34,685 VPD

DOLLAR TREE

BLAZEN
BURGERS

BUSINESS
LOOP
84

DAVE'S
LOCK SHOP

hi HOMES
OF IDAHO

26,378 VPD

9,731 VPD

7,488 VPD

1,971 VPD

12,620 VPD

Fred Meyer

Subject Property
El Pollo Loco

CALIBER COLLISION

TSC TRACTOR SUPPLY CO

Fred Meyer

BURGER KING

MOUNTAIN AMERICA
CREDIT UNION

Edward Jones

OneMain
EYECARE ASSOCIATES
of Nampa

SUPREME EQUIPMENT

SUNPRO

by rider
BUY. FINANCE. DRIVE ON.

Idaho
PUPPY CO.

20,348 VPD

AT&T

FAST GLASS
Since 1978

McDonald's

RAC

L&L HAWAII

Shell

Dynabars

1ST AVENUES

Donuts

Coffee Cup
Cafe

In Lease National Auto Use

Buds to Blossoms
Learning Center

Quitting Bliss

Chester's
CHICKEN ON THE RUN

SUBWAY

ASSAULT FITNESS

NAMPA-CALDWELL BOULEVARD

3RD STREET SOUTH

3RD STREET SOUTH

FARMERS INSURANCE

THUNDER MOUNTAIN
Tent and Casino

boost mobile

Los Beto's
MEXICAN FOOD

Caribbean HUT

Tires LES SCHWAB

BW Best Western PLUS

BW Best Western PLUS

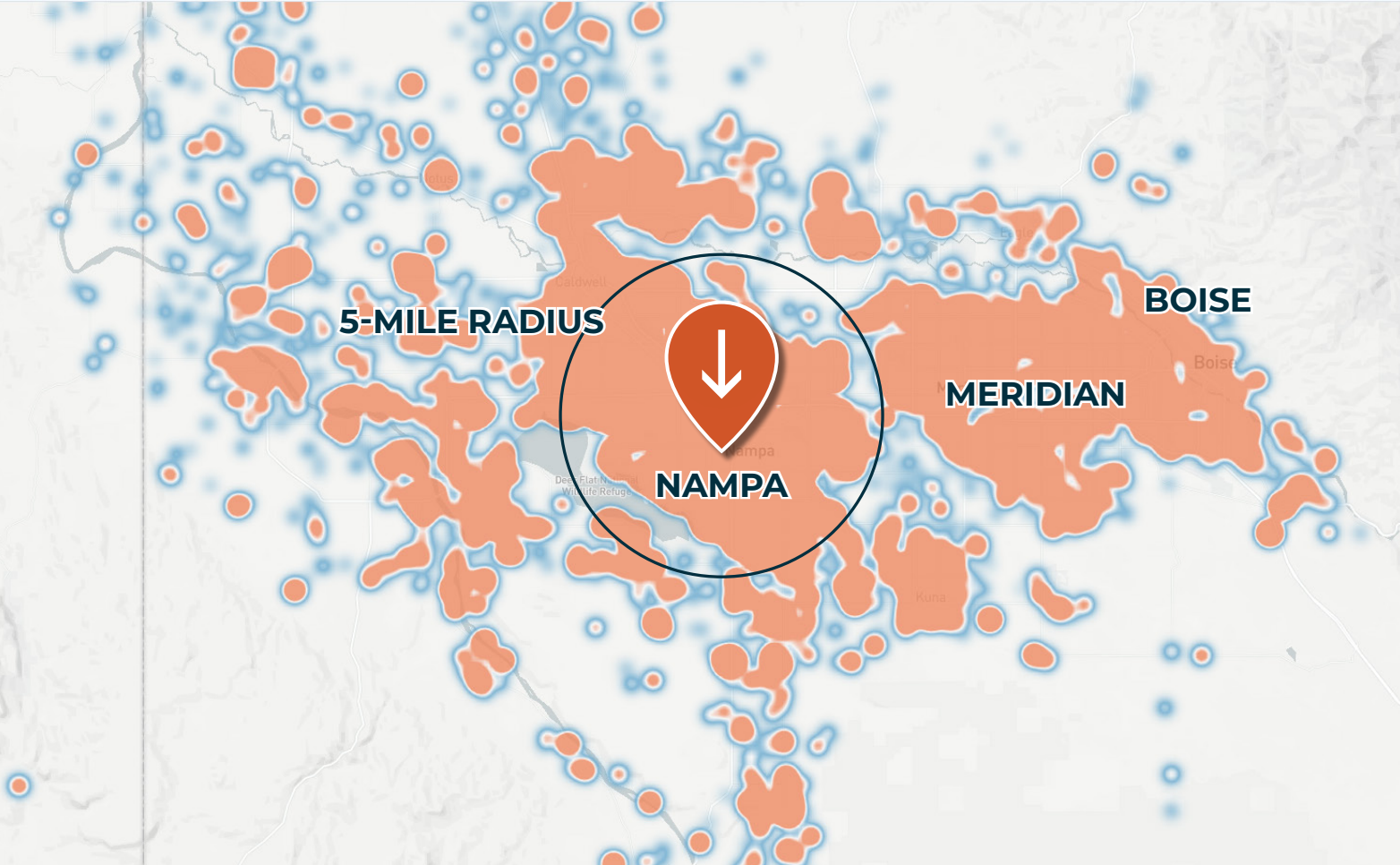
GOVERNMENT OFFICE

DAVIS AVENUE

N YALE STREET







Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

345.9K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

17 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

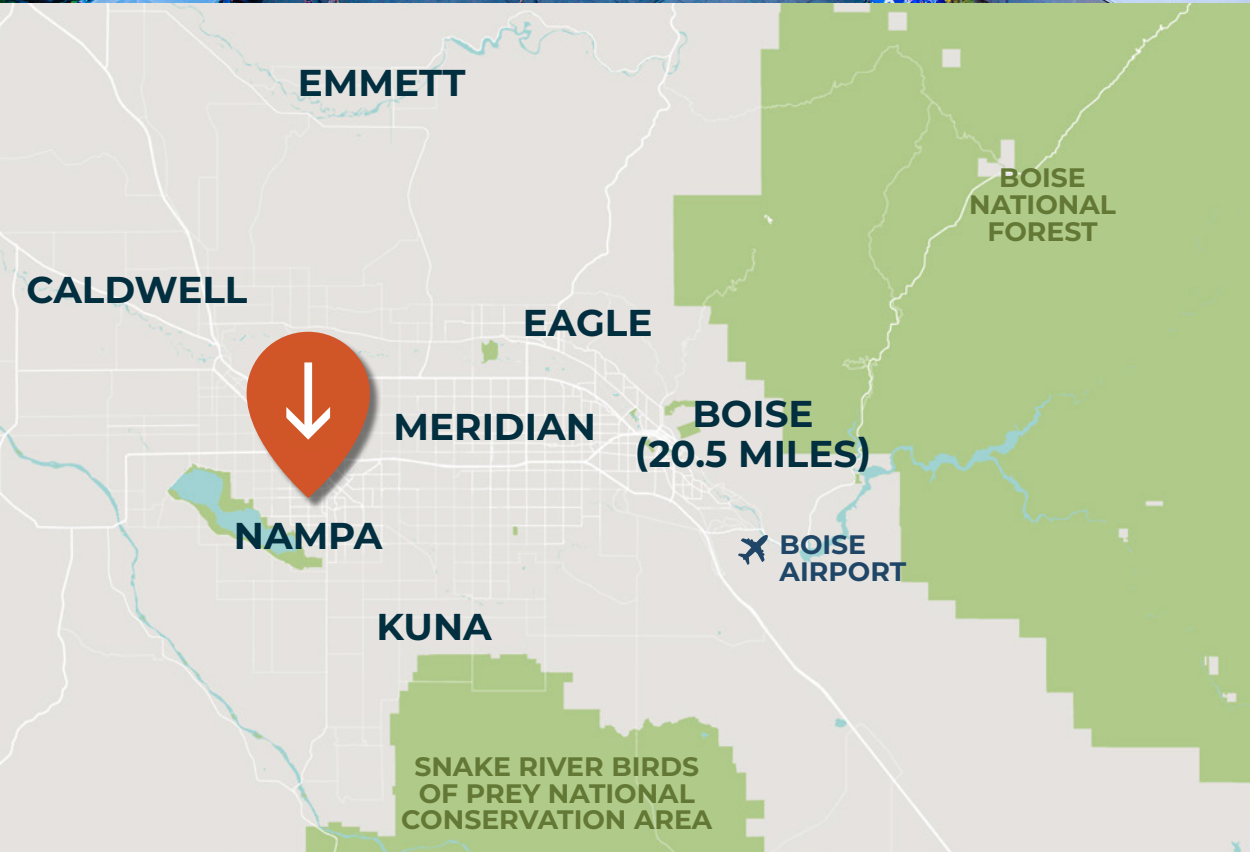
	1-Mile	3-Mile	5-Mile
2025	13,402	95,475	155,484
2030 PROJ.	14,981	110,201	183,697



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$73,066	\$93,461	\$101,739
MEDIAN	\$56,336	\$76,355	\$82,979

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Nampa, ID

A Fast-Growing City in Southwest Idaho



About Nampa

- Nampa is the second-largest city in Idaho with an estimated population of 114,261 and serves as a principal city within the Boise–Nampa MSA
- The city is part of the rapidly-growing Treasure Valley region, supported by an affordable cost of living, a diversified job base, and strong quality of life
- Nampa benefits from direct access to Interstate 84, providing convenient connectivity to the broader Boise metropolitan area
- Additionally, the city's central location allows a market reach to over 66 million consumers within a 750-mile radius
- The local economy is anchored by food processing, agribusiness, and manufacturing companies, alongside a growing mix of retail businesses
- Nampa is home to key educational institutions, including Northwest Nazarene University and the College of Western Idaho

845,877

BOISE MSA ESTIMATED
POPULATION (2025)

\$55.3 Billion

BOISE MSA GDP (2023)

Location Overview | 16

Why Boise?

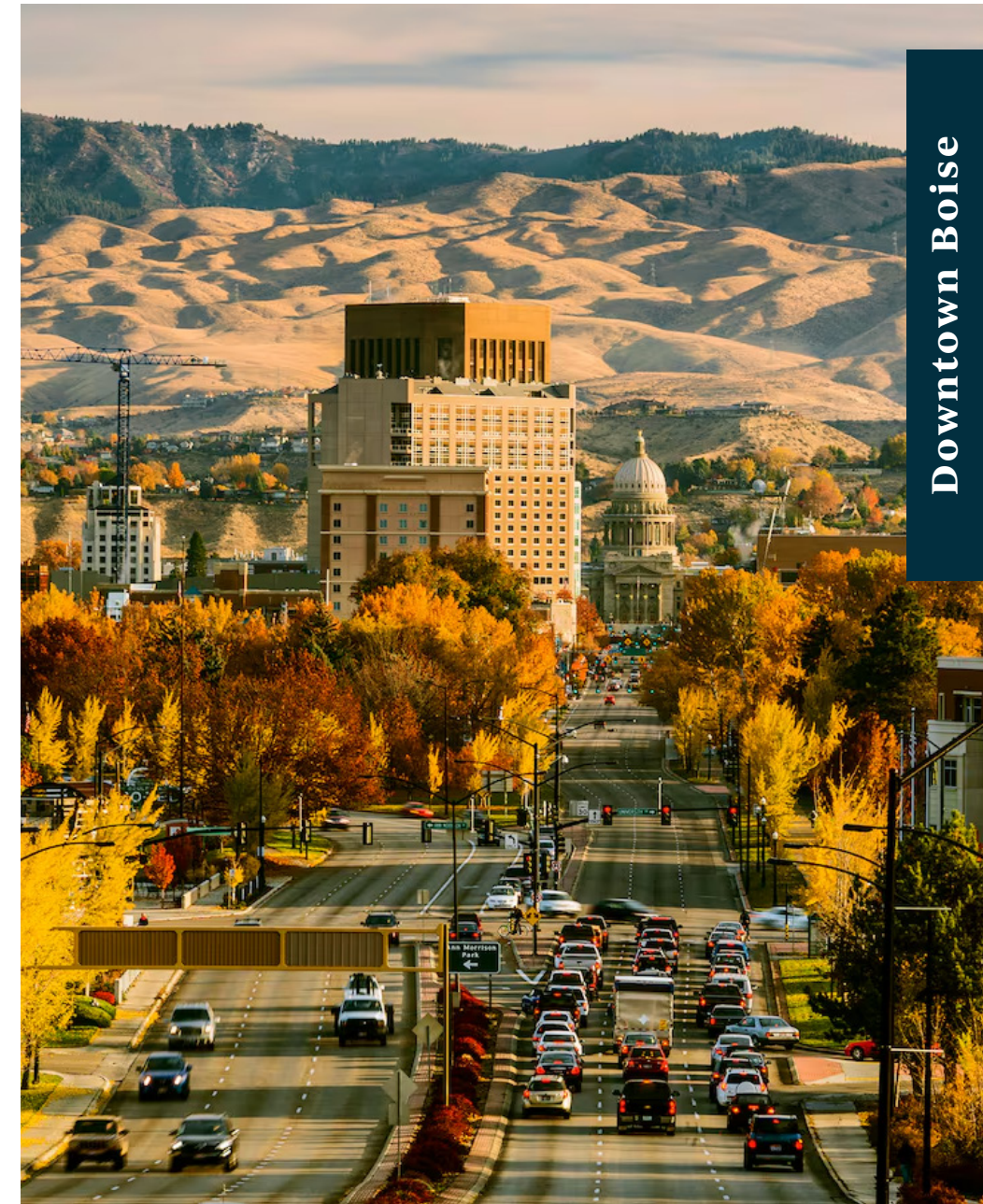
The Treasure Valley's Urban Anchor

Idaho's Capital

- The capital and largest city of Idaho, seated in Ada County at the heart of the Treasure Valley
- Sitting at the base of the Boise foothills to the north with the Boise River running directly through downtown
- The city anchors the Boise metropolitan area, the largest urban center in the Pacific Northwest interior and Idaho's primary economic, governmental, and cultural hub

The City of Trees

- Boise is Idaho's capital and largest city, experiencing rapid growth with the metro area expanding nearly 25% between 2014 and 2024
- Known as the City of Trees, Boise offers extensive outdoor recreation, including hundreds of miles of hiking and biking trails, access to the Boise River for fishing and rafting, and proximity to Bogus Basin ski resort
- Growing technology sector includes HP Inc., Clearwater Analytics, Cradlepoint, Micron Technology, and a Meta office, reflecting a tech workforce concentration above the national average
- Boise houses several Fortune 500 companies with national and international headquarters, sprawling high-tech campuses, and several large data centers
- **Micron Technology** - An industry leader in semiconductors, memory and storage solutions - Currently investing \$16 billion in expanding research and production facilities in Boise
- **Albertsons** - one of the largest food and drug retailers in the United States (~2,220 stores, 22 distribution centers, 19 manufacturing plants)





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